

BORG PANELS
REQUEST FOR SECRETARY'S ENVIRONMENTAL
ASSESSMENT REQUIREMENTS
TIMBER PANEL PROCESSING FACILITY

124 LOWES MOUNT ROAD, LOT16 - LOT 17 HORACE STREET AND 15 & 26 ENDEAVOUR
STREET OBERON

(LOT 1 AND 2 DP 1085563, LOT 16 AND 17 DP 248152, LOT 22 DP 1017454, LOT 29 DP 877490,
LOT 15 DP 749692 AND LOT 2902 DP 1056754)

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1. INTRODUCTION

Since 2010 Borg Panels has produced timber laminate products from the facility at 124 Lowes Mount Road, Oberon, approximately 1.5kms from the centre of Oberon (refer to figure 1.1).

A 1995 Consent (DA 27/95) from the Department of Planning exists for the site, however this was made by the former owner of the site. Since that time a number of modifications to the original consent have been made. These are as follows:

- M1 – approved 3 May 2001 which allowed for modifications to the Jeldwen site.
- Mod-83-10-2002-i, approved 27 February 2003 which provided for a Easteel Heat Plant to be installed on the site
- Mod-27-2-2005-i, approved May 2005 which provided an easement for HPP on the opposite side of the road and installation of new paint line on the Jeldwen site
- Mod 4, approved May 2008 which allowed for the installation of the Oberon Mouldings Operation equipment
- Mod 5, approved February 2012 which provided for an expansion to the Borg operations on site
- Mod 6, approved November 2014 which allowed for modifications to the Woodchem facility on site
- Mod 7, currently under assessment which will allow for hardstand areas, new debarker and other minor site improvements.

These modifications have been made by both the previous owner (CSR Ltd), previous operators (Jeldwen and Carter Holt Harvey) and the current owner (Borg Manufacturing), and relate to the ongoing efficiency and minor expansions and modifications to the existing facilities on site.

Significant extensions and site modifications are now proposed, and the changes in ownership mean that the current consent (DA 27/95) is an outdated and convoluted document. It applies to a number of different sites, a number of which are under the ownership of different parties, and no longer form an integrated operation. As such, a new application is to be prepared, hereafter referred to as “the Project”. The original DA 27/95 will continue to apply to land not identified as being within the Project.

The land identified as being within the Project is identified as:

- **Lot 1 and 2 DP 1085563, Lot 26 DP 1200697, and Lot 22 DP 1017454**, known as 124 Lowes Mount Road Oberon
- **Lot 16 and 17 DP 248152**, known as 16 Horace Street Oberon and
- **Lot 15 DP 749692** known as 15 Endeavour Street Oberon and
- **Lot 2902 DP 1056754** known as 26 Endeavour Street Oberon

The works associated with the Project will run in parallel with the two existing MDF processing lines, the Woodchem formaldehyde reactor, multidaylight MDF Press and MDF mouldings operation, laminating building (including press and paper treatment) and ancillary cranes and storage/warehousing.

1.1. PURPOSE OF THIS DOCUMENT

The Project is identified as State Significant Development (SSD), pursuant to s.89C, Part 4 of the Environmental Planning & Assessment Act 1979 (EP&A Act) as it falls under the provisions set out in Clause 4 of Schedule 1 of the State Environmental Planning Policy (State and Regional Development) (2011) (SEPPSRD).

Clause 4 of Schedule 1 relates to **Timber milling, timber processing, paper and pulp processing** facilities that have a capital investment value of more than \$30 million. As the proposal is for a timber board processing facility and associated site works with an estimated capital investment value of \$150 million, it meets the requirements of the SEPPSRD. Accordingly, an Environmental Impact Statement (EIS) will be required to be prepared in order to support the Development Application for this project. This legislative framework is further detailed in Section 4 below.

This document has been prepared following general discussions with Department of Planning and Environment staff to allow for The Department to issue the Secretary's Environmental Assessment Requirements (SEARs) in order to facilitate assessment of the proposed development. These SEARs will then allow for the preparation of an Environmental Impact Statement (EIS) to be carried out in accordance with the requirements for State Significant Development under Part 4 of the Environmental Planning and Assessment Act.

This Preliminary Environmental Assessment (PEA) document has been prepared in line with the requirements of Part 4 of The EP&A Act and Part 6 of the EP&A Regulations.

The purpose of this PEA is to provide for an outline of the Project, to identify the key environmental issues associated with the Project and to provide a preliminary assessment of the Project.

The works associated with the Project will run in parallel with the two existing MDF processing lines, the Woodchem formaldehyde reactor, multidaylight MDF Press and MDF mouldings operation, laminating building (including press and paper treatment) and ancillary cranes, storage and administration building which are to be retained. No changes to these existing approved facilities, with the exception of the demolition of the administration block, are to be undertaken. This will be further detailed within the EIS.

The PEA includes the following sections:

- Section 1 – Introduction
- Section 2 – background, site history and site location
- Section 3 – a description of the proposal, including justification/need for the project and indicative costings
- Section 4 – the statutory planning and approvals process, including local, state and federal legislation
- Section 5 – a preliminary assessment and identification of the likely key environmental impacts of the Project on the surrounding environment
- Section 6 - Conclusion

2. EXISTING DEVELOPMENT AND OPERATIONS

2.1. EXISTING OPERATIONS

The following extracts are taken from 'The Thematic History of Oberon Shire' authored by Philippa Gemmell-Smith (March 16, 2004) and is included to provide a history of timber products manufacture in Oberon Shire. Importantly the publication includes extensive details in relation to the subject land.

A review of history publications reveals that the Oberon Shire has a significant timber industry, with timber plantations being established as far back as the late 1920s/early 1930's:

'The Forestry Commission of NSW recognised the suitability of the Oberon district for the growing of softwoods, and the first pines were planted in the Vulcan and Jenolan State Forests in 1929. In 1930 the Oberon Prison Afforestation Camp was established and began annual plantings in the Gurnang State Forest in 1931. Pine planting was done as Depression relief work.'

'After trials of Pinus radiata, Monterey Pine, was recognised as the most successful pine species. During the 1930s large areas of Crown land were reserved for forestry purposes. During World War II the Cotton family of Broken Hill contracted to supply sawn timber for the Broken Hill North Mine, it being a wartime measure to replace the timber imported from America. The Cottons chose Oberon as a suitable source, and sent Robert Cotton and his wife, Eve, who moved there in 1941 to build a sawmill for cutting mine timbers. They lived first at Dulce Domum. They bought Cunynghame and Star's sawmill and transferred its milling and the log licenses to Oberon and started to build the factory. It began supplying at the end of 1942 under the name Timber Industries Pty Ltd. In 1946 Monty Cotton, returned from war service and joined the team. The following year they bought Beresford Brown's sawmill at Beaconsfield (Black Springs). This gave the Cottons the sawmilling licenses over the whole Oberon shire'

In the 1960's particle board manufacture commenced in Oberon:

'The first particle board factory in Australia, Pyneboard, was in Oberon. When the Forestry Commission advertised the rights to purchase the thinnings from pine plantations in the Oberon area, a joint venture between CSR, Timber Industries and Fletchers (a New Zealand company that was already producing particle board) was formed, and established the factory in 1961. Pyneboard created jobs for nearly 200 people. In 1964 CSR and APM took over Pyneboard as equal shareholders.'

Since that time there have been a number of additions, alterations and changes in ownership:

'In 1978 CSR purchased Pyneboard outright and installed a new press to produce thin particle board. Pyneboard was developed into Structaflor, the particle board flooring plant in 1979. In the 1980s the timber industry ceased to be a locally owned industry. It started on the path of rapid expansion to compete on the global market. In 1978 the Cottons sold Timber Industries sawmill to Blue Metal Industries, and who sold to Boral in 1982.'

In the 1980's there was a significant expansion of the industries in the area:

'A massive expansion of the industry followed with the building of another fibreboard processing plant by AMCOR/Elders Resources NZ Forest Products Limited. With the decision to build the plant Oberon reaped the benefit of access to natural gas in 1987, before other towns in the Central West.'

Fibron, the world's first fully computerised medium density fibreboard plant opened in 1988, and in 1989 was sold to CSR. In 1994 CSR won a tender issued by State Forests of NSW for the right to purchase an additional 380,000 tonnes of sawlogs and small pulpwood logs per year. Another massive expansion began, this one costing \$350 million, doubling the size of the MDF (medium density fibreboard) factory, with a new sawmill and a tannin extraction plant. The building process was a huge boon to the town, especially the accommodation sector. CSR Timber Products sawmill opened in November 1996. Woodchem, the resin plant, was built by London based company ACM Wood Chemicals and opened in 2000.'

Also in 2000 the major part of the timber factories ceased to be Australian. The expansion had overstretched CSR. In 1999 it was making a loss in its Oberon operations, and in May 2000 sold most of its nationwide timber interests to Carter Holt Harvey, a New Zealand forestry company 50% owned by the U.S. giant International

Paper. Its remaining plant in Oberon, FeaturPanels was sold to JELD-WEN, an American multi-national but privately held corporation.

CSR's share in the 50/50 proposed joint sawmilling venture with Boral was also taken over by Carter Holt Harvey. Called Highland Pine Products their partnership gave them the volume of logs to get the base cost down and to compete on the world market.

In preparation for this move Boral rationalised its operations closing its Bathurst section. Only months after the joint venture, Highland Pine announced 59 permanent jobs would be lost.

At the same time the company announced a \$26 million expansion to amalgamate the two sawmills (CSR's and Boral's) into one on the Carter Holt Harvey site.

In May 2001 Carter Holt Harvey launched Customwood, the internationally known brand name of Oberon's sister plant in New Zealand, in Oberon. The move was designed to increase the export market, particularly to China and the United States. In 2002 the company announced marketing alliances with Sierra Pine to extend its marketing to North America, and with IPPM in China.'

Carter Holt Harvey's operations were initially successful and profitable. However, over the past 4 to 5 years a range of sales, separations and consolidation of uses has taken place. Various lots and uses have been sold off to separate parties. Current ownership is shown in **Figure 1**.

- MDF Site owned by Borg
- Woodchem owned by Borg
- CHH Owned Land owned by Carter Holt Harvey
- HPP Site 1 owned by Boral
- Structafloor owned by Carter Holt Harvey
- HPP Site 2 owned by Carter Holt Harvey
- Adjoining land Lot 2902 DP 10567654 owned by Borg
- Adjoining land Lot 15 DP 749692 owned by Borg

This Project seeks to create a new consent for the land owned by Borg Panels, allowing the original DA 27/95 to continue to operate for the Carter Holt Harvey and Boral owned land. The land subject to this Proposal will be removed and covered under the new approval.



Figure 1: Land subject to current approval.

Borg Group

After commencing the manufacture of thermolaminated vinyl doors in Charmhaven in the early 1990's, Borgs has established itself as a leading Australian manufacturer of melamine panels and components for all joinery applications.

Borgs is made up of a number of inter-related companies that manufacture a range of joinery materials including Polytec Doors (primarily for kitchen and bathroom use), white melamine panels, decorative melamine board products, shelving components, and Createc. With a commitment to Australian manufacturing, Borg's focuses much of its activities on manufacturing plants throughout the East Coast (including a world class manufacturing plant at Charmhaven, the Oberon complex and a 45,000m² manufacturing and distribution centre at Somersby)

Purchase of the Oberon MDF Facility

Experiencing significant growth over the past 2 decades, Borgs has continued to invest in leading edge, world class machinery across its manufacturing sites. Ensuring the production of the highest quality product in the most cost effective manufacturing processes is integral to Borg's intent of delivering superior value to its customers.

In March 2010, Borgs acquired the former Carter Holt Harvey Oberon Medium Density Fibreboard (MDF) facility at Oberon and a few months later, acquired the associated JeldWen factory located adjoining the MDF plant.

This facility manufactures a range of Customwood MDF products include:

- Standard MDF,
- Moisture Resistant MDF,
- E0 (Low Formaldehyde Emitting) MDF.
- The Oberon facility also manufactures Ultraprime MDF Mouldings.
- Decorative Laminated MDF and Particle Board
- Treated paper for the lamination of MDF and Particle Board.

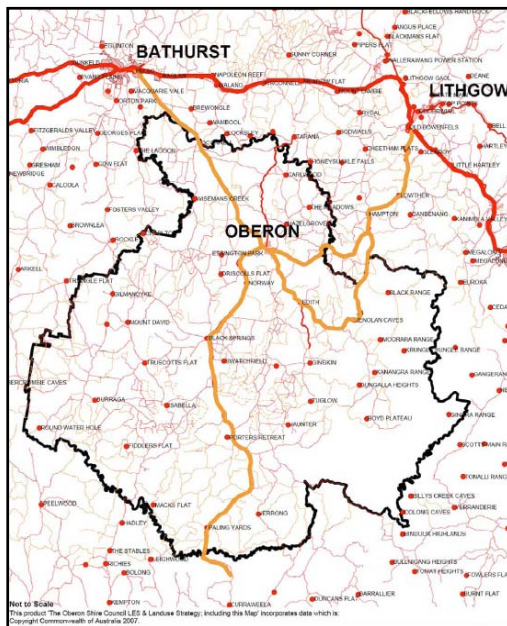
2.2. SITE DESCRIPTION

The Oberon LGA covers an area of 3,626km² and lies approximately 125 kilometres to the west of Sydney in the NSW Central Tablelands. See **Figure 2**.

The LGA borders the City of Lithgow to the north, Blue Mountains to the east, Wollondilly to the south-east, Goulburn/Mulwaree and Upper Lachlan to the south and Bathurst Regional to the south-west.

The LGA has a population of 5,030 with the majority of the population (approximately 70%) living in the Oberon township (being 3,498 people). In addition to the main settlement of Oberon there are a number of small villages (including Black Springs, Burruga and Mt David) as well as rural localities.

The primary industries within the LGA are agriculture (including sheep and beef farming as well as plantation timber growing) as well as industries associated with logging, sawmilling and timber dressing along with the manufacture of wood products.



The subject land is located to the northern outskirts of Oberon to the east of Lowes Mount Road. The Borg operations are part of a larger precinct operated by a number of separate companies, which generally involve timber product manufacture.

The subject land is identified as **Lot 26 DP 1200697, Lot 22 DP 1017454, Lot 29 DP 877490 Lot 15 DP 749692 and Lot 2902 DP 1056754**.

Lot 26 is currently occupied by the existing manufacturing facility, Lot 22 is located in the centre of the site and is currently occupied by the Woodchem Facility whilst Lot 15 and 2902 is located to the east of current facility and is vacant, industrial zoned land. See **Figure 3**.

Figure 2: The Oberon Local Government Area

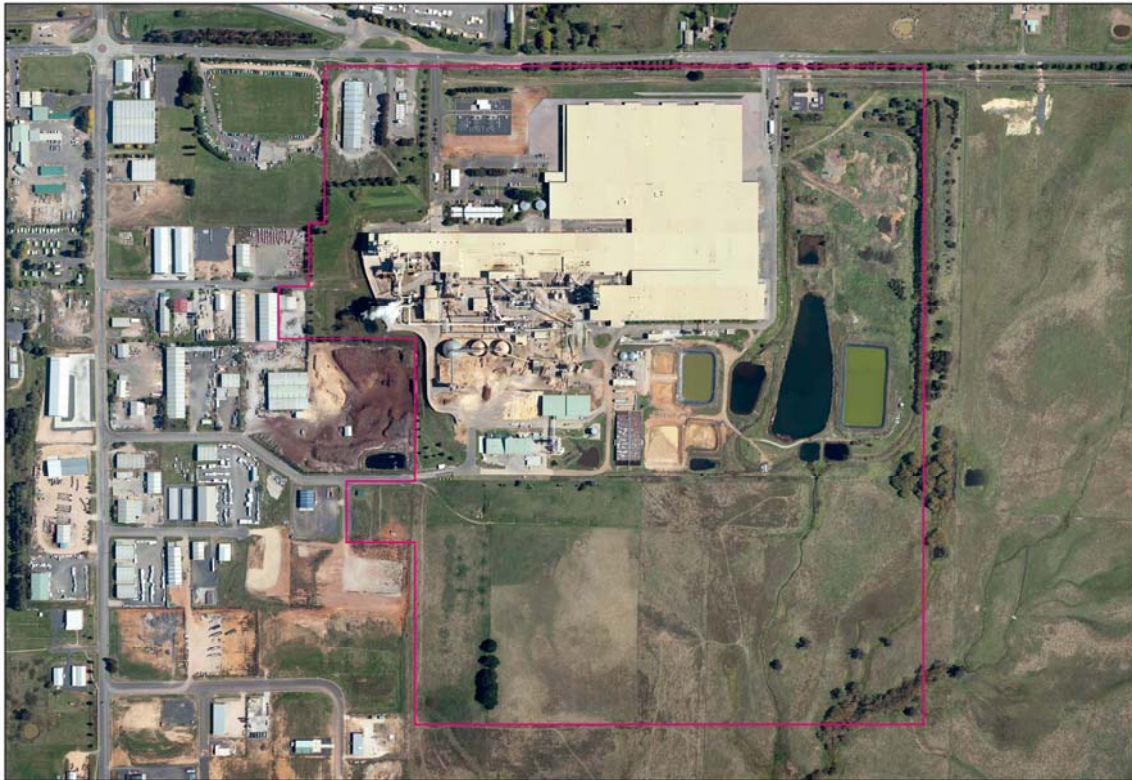


Figure 3: Land subject to this application

2.3. EXISTING SITE ACTIVITIES

The subject land is currently developed for the purposes of a manufacturing facility for Medium Density Fibre board (MDF). This existing development includes:

- A number of large industrial scale buildings which contain various processes involved with the manufacture of MDF and MDF products;
- Concrete hard stand areas between the buildings
- An existing two-storey administration/amenities building with associated staff car parking
- Various necessary items of infrastructure including venting, conveyors and the like.
- Other facilities/buildings associated with the use of the land (including maintenance areas, security entry/exit gates, weigh bridges and the like.
- Fencing, landscaping and other site facilities.

A full description, including current EPA licencing requirements, will be detailed within the EIS.

2.3.1. OUTPUT

Currently the site has a maximum output of 280,000m³ of MDF board annually.

2.3.2. HOURS OF OPERATION

The site operates 24hrs per day, 365 days per year. No change is proposed to this.

3. PROJECT DESCRIPTION

3.1. PROJECT NEED AND JUSTIFICATION

Although the current site has approval for a medium density fibre board plant under DA 27/95, the overall site has been under various ownership for much of its life. As such, the plant itself, and indeed, the approvals process has not benefited from a co-ordinated, structured approach. Since purchasing the site, Borgs have made a number of modifications in order to improve productivity, modernise the plants, improve site amenity and increase production levels.

In order to reflect these changes, remove land that does not form part of the operations, add additional lots and allow the increase in production, a new application is to be prepared. This will streamline the conditions of consent, and ensure that the conditions only apply to the Project. This will ensure ongoing compliance with relevant conditions, create an easier and simpler monitoring regime and remove conditions that do not apply to this particular facility, but apply to other facilities approved under the original DA.

In terms of the expansion itself, the current plant does not meet the increasing demand for Borg products, and the Project will ensure that Borgs is able to continue their growth and remain internationally competitive. This, combined with a need to modernise plant equipment and processes, has resulted in the need for the preparation of a Masterplan for the site to guide future development and ensure the sustainable growth of the industry.

3.2. PROJECT OBJECTIVE

The object of the Project is to

- Allow for the construction of a dedicated Particle Board Manufacturing Line to allow Borg to continue their growth and remain internationally competitive
- Provide additional capacity within existing buildings to expand production capacity
- Modernise the existing facility
- Allow for expansion to Lot 1 and 2 DP 1085563 for the purposes of a chipping facility
- Allow for the expansion to Lot 2902 DP 1056574 for the purposes of a chipping facility
- Allow for expansion to Lot 15 DP 749692 for site access purposes
- Allow for expansion to Lot 16 and 17 DP 248152 for a log yard
- Rationalise the current Conditions of Consent that apply to a number of different lots, all under fragmented ownership and operation
- Allow for an increase in production, with a commensurate increase in staff levels

3.3. PROJECT ALTERNATIVES

The Project represents the only combined particle board, MDF and resin producing plant in Australia, and one of only ten internationally. Any alternative site would involve the construction of existing infrastructure and the purchase of plant that is already in existence at the Oberon site. This would be cost-prohibitive. The expansion to the plant is integral to the ongoing growth and development of Borg Manufacturing, as the current facility does not have the capacity to meet projected demand.

Given the costs associated with constructing a new facility the only alternative to the expansion of this site would be to purchase a pre-existing plant interstate. This would lead to a decrease in potential future jobs for the Oberon district. The project will secure the future of the business in the district, and will generate significant ongoing employment for the next 30 years.

3.4. THE PROJECT

3.4.1. THE FACILITY

The Project is for the construction of new industrial buildings and the installation of plant to increase the capacity, workforce and product range of the existing Borg facility at Oberon. See Figure 4

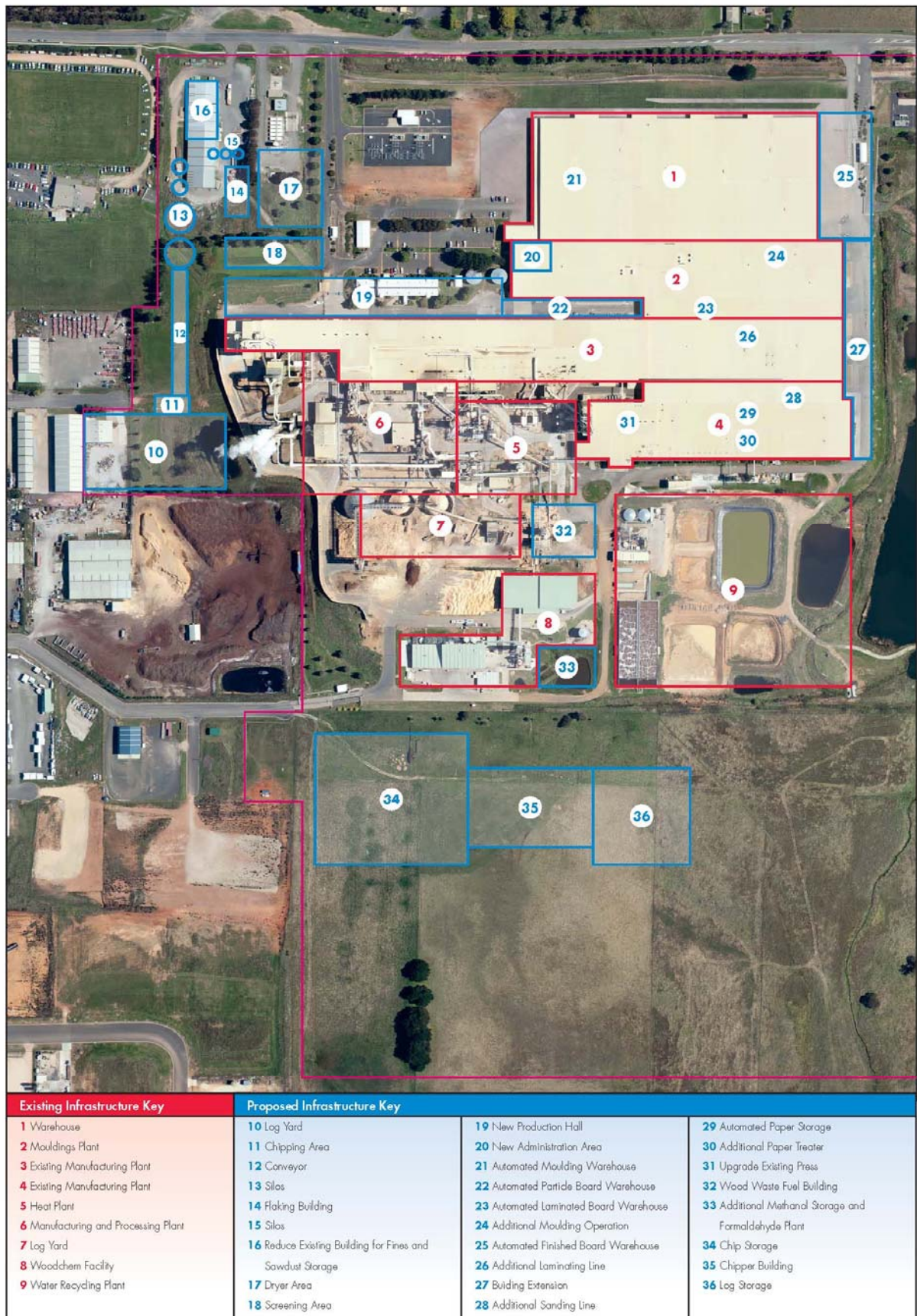


Figure 4: Proposed Development

3.4.2. KEY PROJECT COMPONENTS

The key Project components as numbered above are as follows (Position 1-9 represent existing plant):

Particle Board Facility

Position 10

Log yard for storage of raw timber for particle board processing and recycling reclamation point

Position 11

Chipping area for particle board processing

Position 12

Conveyor to transfer woodchips to silo

Position 13

Silos for storage of woodchips

Position 14

Flaking building

Position 15

Flake silos to store the processed wood flakes

Position 16

Partial demolition of existing building and fines and sawdust storage

Position 17

Dryer area for the drying of processed particles

Position 18

Screening area to sort material in to appropriate grades.

Position 19

New production hall to allow for the manufacturing of particle boards once the wood has been processed (Positions 10-18 above)

Other Site Works

Position 20

New administration area, located in existing building on site to replace administration area to be demolished to allow for the construction of 19.

Position 21

Automated mouldings warehousing system to store pre painted Medium Density Fibreboard, capable of storing approximately 6000m³.

Position 22

Automated particle board storage system, automated storage system for new particle board production line, capable of storing 3000m³ of Particle board.

Position 23

Automated laminated board warehouse for laminating line, capable of storing 3000m³ of board.

Position 24

Additional mouldings operation to produce pre primed Medium Density Fibreboard products for various joinery applications inclusive of painting, machining and sanding. Capable of processing 20,000m³ of product.

Position 25

Automated warehouse storage of finished Medium Density Fibreboard and Particle board, capable of storing 40,000m³.

Position 26

Additional Laminating line to produce 250,000m³ of decorative panels for joinery applications

Position 27

Building extension

Position 28

Thin board sanding line with ancillary processes, capable of processing 300m³ per day.

Position 29

Automated rolled paper storage system for paper produced on the paper treaters in preparation for use on the laminating lines. Capable of storing 1500 rolls.

Position 30

Additional paper treater capable of producing sufficient treated paper to support the requirements of the additional laminating line

Position 31

Upgrade existing MDF multidaylight press process to a Continuous MDF press process, capable of producing equivalent quantities.

Position 32

Wood waste fuel building to store fuel for heat plant

Position 33

Additional Methanol storage Tank capable of storing 350m³ and Additional Formaldehyde plant capable of producing approximately 2000kg of Formaldehyde per hour.

Position 34

Chip storage for downstream processing

Position 35

Chipper building containing chipper

Position 36

Log storage and processing for chipping process

3.5. PROCESS DESCRIPTION

The Project is for the expansion of an existing timber manufacturing and processing facility. The major change to the existing approval for the site is to provide for a facility to manufacture particle board. Particle board manufacturing involves both the processing of virgin wood, residual wood waste from sawmills and the recycling and processing of appropriate used wood to create suitable sized particles. These are then processed to form particle board. In addition to this, expansion to existing MDF and laminating operations are to be undertaken. These are largely to be located within existing structures on site.

Particle Board Facility

The process description for the particle board process is as follows, with the numbers relating to the key on Figure 4 and in Section 3.4.2 above.

Plantation timber logs are brought to site from external locations and processed through a timber yard (10). This includes processing the timber through a debarker and chipper (11). The chipper is to reduce the timber to a consistent particle size. Recycled boards and reclaimed timber, such as timber from demolished buildings are also introduced at this point in time. Once the chips have been produced the product is screened to ensure consistency in size and any foreign ferrous contaminants are removed using magnets. This chip is then stored in the chip reclaimers.

These chips are then moved through (via belts and conveyors) (12) to a silo (13) prior to being further reduced in size using Knife Ring Flakers (14). These Knife Ring Flakers are designed to produce the optimum macro sized particles for the proposed processing methods. These particles are then stored in additional silos (15) prior to being feed into the drier. Saw dust is also introduced to the particles at this point in time.

The dry saw dust and wet wood particles are then dried in a rotating drum drier (17). Any small particles generated during the drying process which are smaller than required are removed using cyclone extractors. Any surplus air generated which is not required for the drying process is cleaned using a Wet Electrostatic Precipitator prior to being released to the atmosphere as clean air. Once dry and processed in this manner, the particles are removed and stored in a third silo (16).

Once this process has been carried out, screening is undertaken (18). Any appropriate sized particles and dust are sent to storage, whilst any oversize particles are sent to a grinding mill to reduce them to an appropriate size

These particles are then blended with glue and additives (usually a blend of urea formaldehyde with a paraffin wax emulsions and a catalyst to accelerate the reaction) in a specifically designed ring blender (19).

After blending, the now resinated particles are sent to the appropriate mat forming stations. The forming stations are designed to ensure that there is an even distribution of particles across both the width and the thickness of the board. The mat is then weighed and adjusted electronically to ensure that the finished product has a consistent density.

The forming line then transports the layered mat in a continuous format to the press, while simultaneously measuring moisture and removing any remaining ferrous material. The forming line is able to reject and recycle the mat before pressing if the specified product parameters are not of a suitable standard. Any rejected material is reused on site. The press then applies the specified heat and pressure required to cure and consolidate the board in order to meet or exceed the relevant Australian Standards. This process is remotely controlled from the press control room.

Once processed, the pressed board is then cut square, checked to ensure it meets the required standards, cooled and stored in an automated storage system. Once cooled and cured, the boards are removed from storage and processed through the sander to ensure they meet final standards.

The boards are then stored on site before other downstream processing activities are undertaken and the boards are shipped out.

The proposed particle board operations will generate a similar level of output to the current production levels of the site.

Other Site Processes

In addition to this, additional plant will be provided inside existing buildings on site. These will be extensions of existing operations on site and will be located internal to the existing approved structures. As these are internal changes for productivity and do not result in any new building works these have not been considered in such detail at this point in time. However, full information concerning this will be included within the EIS. As a general overview, the following additional production lines and operational areas are to be provided:

These works are an expansion and continuation of the existing manufacturing facilities on site, and will follow the same process as the existing approved facilities, but with updated machinery that will create lower noise levels and operate more efficiently.

These works will run in parallel with the two existing MDF processing lines, the Woodchem formaldehyde reactor, multidaylight MDF Press and MDF mouldings operation, laminating building (including press and paper treatment) and ancillary cranes, and storage which are to be retained. Full details of existing and proposed operations and processes on site are to be provided within the EIS.

3.5.1. CHEMICAL PRODUCTION AND STORAGE

The resin produced on-site at the Woodchem facility will be stored in tanks near the particle board production process. The resin will be applied to the wood particles prior to drying. The resin is usually blended with additives to promote specific properties in the products quality. These include but are not limited to waxes, organic salts used as catalysts and dyes. Chemical brought to site for resin manufacture include methanol, melamine and urea, small quantities of surfactants and acids are also used for this process. The Woodchem plant is registered as a Major Hazard Facility by Workcover NSW and as such is stringently monitored and maintained. All works on this section of the site will comply with these requirements. The rest of the site (comprising the MDF, laminating production line and proposed particle board plant) are not a Major Hazard Facility. For this reasons, Woodchem remains as a separate Lot and DP to allow for separate controls to be placed on this section of the facility.

On the wider site, typical maintenance fluids such as hydraulic oil, diesel fuel, heating oil and the like will be stored. This will be carried out in accordance with the relevant guidelines and controls.

3.6. UTILITIES

The Project is located in close proximity to the existing Oberon township. As such, it is serviced by town water, sewerage, electricity and gas. As part of a wider approach taken by Borgs a number of options are being considered that will reduce the overall demand on these services, such as providing a co-generational power plant on site to re-use any wood waste, reducing waste as well as the amount of natural gas the plant uses.

4. PLANNING CONSIDERATIONS

4.1. COMMONWEALTH LEGISLATION

4.1.1. ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

Part 3 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) states that an action which has, will have or is likely to have a significant impact on a matter of national environmental significance may not be undertaken without prior approval of the Commonwealth Minister for Environment and Heritage, as provided for under the provisions of Part 9 of the EPBC Act.

The Act identifies the following matters as matters of national environmental significance for which Ministerial approval is required:

- World Heritage properties;
- National Heritage places;
- Wetlands of international importance (including Ramsar Wetlands);
- Listed threatened species and ecological communities;
- Listed migratory species protected under international agreements (e.g. CAMBA and JAMBA);
- Protection of the environment from nuclear actions; and
- Commonwealth marine areas.

There are no World Heritage properties, wetlands of international importance, listed migratory species protected under international agreements or National Heritage Places in the vicinity of the Project. The Project is not a nuclear action, nor is it located on a Commonwealth marine area.

The Site is highly modified and has very little habitat value. However, an ecological study will be carried out as part of the Environmental Impact Statement, and, if required, this legislation will be addressed at that point.

The EPBC Act also requires Commonwealth approval for any activity that will, or is likely to have, a significant impact on Commonwealth land. The land on which the Project will be constructed is not Commonwealth land, and there is no Commonwealth land within close proximity of the Project that could be impacted on by the construction or operation of the Project. Further studies will be undertaken during preparation of the Environmental Impact Statement to determine the potential impact on matters of national environmental significance. A decision on whether the Project will be referred to the Commonwealth for assessment would be based on the findings of these further studies.

4.1.2. AUSTRALIAN HERITAGE COUNCIL ACT 2003

The *Australian Heritage Council Act 2003* (AHC Act) establishes the Australian Heritage Council as an independent advisory body regarding National/Commonwealth heritage places and mandates the Council to maintain the Register of the National Estate (RNE) to promote the assessment and conservation of heritage items. Although there are no items listed under the RNE within the study area, items in the surrounding area could be present. Any potential impact of the Project on these items would be discussed in the EIS.

4.2. NSW STATE LEGISLATION

4.2.1. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) and the Environmental Planning and Assessment Regulation 2000 (EP&A Regs) provide the framework for development and environmental assessment in NSW. Given the size of the Project, it would have been one to which Part 3A of the EP&A Act applied had it continue to operate. However, on 16 June 2011, the NSW Government introduced the EP&A Act Amendment Bill into the Parliament to repeal Part 3A of the EP&A Act and replace it with an alternative system for the assessment of projects of genuine State significance. This new legislation came into force on the 1 October 2011.

In line with the amended EP&A Act, a project is classified as State Significant Development, (SSD) pursuant to Part 4 Section 89C of the EP&A Act if it is declared as SSD by a State Environmental Planning Policy or declared SSD by order of the Minister for Planning in the Government Gazette.

In this instance the proposed development falls under the provisions set out in Clause 4 of Schedule 1 of the State Environmental Planning Policy (State and Regional Development) (2011) (SEPPSRD).

Clause 4 of Schedule 1 relates to **Timber milling, timber processing, paper and pulp processing** facilities that have a capital investment value of more than \$30 million as follows:

Development that has a capital investment value of more than \$30 million for any of the following purposes:

- (a) milling plants, sawmills, log processing works, wood-chipping or particle board manufacture,*
- (b) manufacture of paper, pulp, cardboard or newsprint,*
- (c) paper recycling,*
- (d) wood preservation,*
- (e) charcoal plants,*

but not including development for the purpose of plantations (unless it is ancillary to other development specified in this clause).

As the proposal is for a particle board manufacturing facility and associated site works with an estimated capital investment value of \$150 million, it meets the requirements of Schedule 1 Clause 4 of the SEPPSRD. Therefore, the project is considered State Significant Development.

Section 78(A) (8A) of the EP&A Act states that a

development application for State significant development is to be accompanied by an environmental impact statement prepared by or on behalf of the applicant in the form prescribed by the regulations.

Schedule 2 of the EP&A Regs sets out the requirements of an Environmental Impact Statement (EIS). Part 2 of Schedule 2 of the EP&A Regs states:

Before preparing an environmental impact statement, the responsible person must make a written application to the Director-General for the environmental assessment requirements with respect to the proposed statement.

This document has been prepared to allow the Secretary of the Department of Planning and Environment to issue Secretary's Environmental Assessment Requirements (SEARs) (formerly Director Generals Requirements) for the Project.

Sections 89J and 89K of the EP&A Act outline authorisations that are not required for State significant development authorised by a development consent, and authorisations that cannot be refused if necessary for carrying out State significant development that is authorised by a development consent.

The requirements of other Acts that are applicable to the Project are discussed in more detail below.

4.2.2. OTHER NSW STATE LEGISLATION

While the EP&A Act provides the framework for the planning and development approvals system in NSW, there are a number of other Acts, Regulations and Environmental Planning Instruments (EPIs) of relevance to the Project. The relevant Acts and Regulations are discussed below.

Protection of the Environment Operations Act 1997

The Protection of the Environment Operations Act 1997 (PoEO Act) regulates pollution and waste disposal in NSW and provides for the licensing of certain types of pollution caused by development or operation of developments. Schedule 1 of the PoEO Act specifies activities that require an Environmental Protection Licence (EPL). The Project would require a licence pursuant to clause 8 of Schedule 1 as a Chemical Production facility. The Site has two existing EPL licences (EPL3035 for the MDF facility and EPL 11172 for Woodchem). The current licences will need to be updated to reflect the proposed changes.

Occupational Health and Safety Act 2000

The Occupational Health and Safety Act 2000 aims to secure and promote the health, safety and welfare of people at work, and to protect people at a place of work against risks to health or safety arising out of the activities of persons at work. Workcover NSW has advised that the existing Woodchem facility is a Major Hazard Facility and is registered as such. The main production plant is not listed as a Major Hazard Facility, and no works that would trigger such requirements to be extended to cover the site are proposed.

The Roads Act 1993

Under the Roads Act 1993 permission would ordinarily be required pursuant to s138 from the relevant approval authority to carry out works in, on or over a public road. The Project would require connection to Mount Lowes Road. Mount Lowes Road is a local connector road.

A traffic report will accompany the EIS, detailing the existing road network, capacity and anticipated impacts from the Project.

Water Act 1912

The Water Act 1912 (Water Act) facilitates development and use of water by controlling the extraction of water, the use of water, the construction of works, such as dams and weirs and the carrying out of activities in or near sources in NSW. Surface water allocation is administered under Part 2 of the Water Act. The Water Act applies to areas of the Project that are not regulated by the Water Management Act 2000.

Water Management Act 2000

The Water Management Act 2000 (WM Act) establishes a framework for managing water in NSW. The Act creates:

1. mechanisms for protecting and restoring water sources and their dependent ecosystems;
2. improved access rights to water; and
3. partnership arrangements between the community and the Government for water management.

One such mechanism is a Water Sharing Plan (WSP). A WSP is a legal document prepared under the Water Management Act. These plans establish rules for sharing water between the environmental needs of the river or aquifer and water users, and also between different types of water uses such as town supply, rural domestic supply, stock watering, industry and irrigation. No Water Sharing Plan is in place currently, as water recycling, stormwater harvesting and the like is carried out on site. This will be continued under the proposed works, and will be expanded upon.

Section 89J of the EP&A Act Amendment Bill outlines authorisations that do not apply to SSD. These authorisations include 'a water use approval under section 89, a water management work approval under section 90 or an activity approval (other than an aquifer interference approval) under section 91 of the Water Management Act 2000.'

An aquifer interference approval is required if the following aquifer interference activities are required as part of the development:

- the penetration of an aquifer;
- the interference with water in an aquifer;
- the obstruction of the flow of water in an aquifer;
- the taking of water from an aquifer in the course of carrying out mining, or any other activity prescribed by the regulations; and
- the disposal of water taken from an aquifer in the course of carrying out mining, or any other activity prescribed by the regulations.

Any works as part of this Project that penetrate groundwater would require aquifer interference approval. The nature of the works proposed on site, and the level of the groundwater are such that no aquifer interference approval should be required on site. However, this will be confirmed during preparation of the EIS.

Threatened Species Conservation Act 1995

Under the EP&A Act, impacts on threatened species listed under the Threatened Species Conservation Act 1995 (TSC Act) are required to be assessed. The TSC Act provides legal status for biota of conservation significance in NSW. The Act aims

to 'conserve biological diversity and promote ecologically sustainable development'. The EIS will identify the presence of any threatened species and the strategies for management and mitigation of impact. The assessment of potential impacts from the Project on species, populations or communities listed under this Act will be in line with the requirements of this Act.

Heritage Act 1977

The Heritage Act 1977 (Heritage Act) provides for the protection of items of local, regional and State heritage significance. It contains a list of State Heritage Items and outlines the process of assessment of development which may impact items of heritage significance. During the compilation of the EIS document a thorough search for items referred to under s.57(1) of the Heritage Act would be completed. A preliminary search indicates that one heritage item is located near to the Proposal. This is located approximately 250m to the south. This is the state-listed Oberon Train Station Group.

At this stage no impacts on heritage are anticipated, however a review of heritage will be completed as part of the EIS for the Project. This will be undertaken by an appropriately qualified heritage consultant, registered with the Office of Environment and Heritage.

National Parks and Wildlife Act 1974

The National Parks and Wildlife Act 1974 (NPW Act) provides for the preservation of land and the protection of that land, as well as the protection of flora and fauna and aboriginal heritage. Approval for an Aboriginal heritage impact permit under s.90 of the NP&W Act is not required for SSD pursuant to s.89J of the EP&A Act. At this stage no impacts on aboriginal heritage are anticipated.

4.2.3.STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policy (State and Regional Development) 2011

Clause 8, Part 2 State Environmental Planning Policy State and Regional Development 2011 (SEPPSRD) states that a project is to be determined as State Significant Development (SSD) if it is listed in Schedule 1 or 2.

Clause 4 of Schedule 1 relates to **Timber milling, timber processing, paper and pulp processing facilities** that have a capital investment value of more than \$30 million. As the proposal is for a particle board manufacturing facility (timber processing facility) and associated site works with an estimated capital investment value of \$90 million, it meets the requirements of the SEPPSRD.

The provisions of the SEPPSRD support the Project being assessed as SSD.

State Environmental Planning Policy (Infrastructure) 2007

Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007 (SEPP (Infrastructure)) provides the NSW Roads and Maritime Authority (RMS) with the opportunity to comment on traffic generating prior to determination by the consent authority. Schedule 3 lists traffic generating development to be referred to the RTA and includes industry with a site size of greater than 20,000m² with access to any road or 5,000m² with access to classified road or to a road that connects to a classified road (if access is within 90m of connection, measured along the alignment of connecting road).

The Project is located on Mount Lowes Road, which is a local road. No classified road is located within 90m of the access point to the Project. However, as the Project is above 20,000m² in size it will require referral to the RMS. A traffic study will be included within the EIS.

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

State Environmental Planning Policy No 33 – 'Hazardous and Offensive Development' (SEPP 33) provides guidance for the assessment of developments that are considered potentially hazardous or offensive. The policy ensures that development proposals for potentially offensive or hazardous industry is assessed on a merits basis and not subject to an outright prohibition within planning instruments. *SEPP 33* also ensures that appropriate measures are taken to reduce the impact of such developments on the environment.

SEPP 33, at *Clause 3*, provides definitions for '*potentially hazardous industry*' and '*potentially offensive industry*' to which Part 3 of the SEPP applies.

Zone Objectives

The objectives of the current zone are as follows:

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*

Any development on the site will be for industrial purposes, creating additional employment opportunities.

Definition & Permissibility

The permitted uses in the zone are as follows:

Depots; Freight transport facilities; Funeral homes; General industries; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Plant nurseries; Roads; Rural supplies; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

The proposed development would be best described as a 'Heavy industry':

heavy industry means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes:

- (a) hazardous industry, or*
- (b) offensive industry.*

It may also involve the use of a hazardous storage establishment or offensive storage establishment.

Heavy industry is not specified in either items 2 or 4, and therefore the proposed usage is permitted in the zone.

4.3.2. OTHER LOCAL PLANNING POLICIES AND GUIDELINES

Clause 11(A) of SEPPSRD specifies that Development Control Plans do not apply to State Significant Development. As such, no formal consideration of the controls within the Oberon Council Development Control Plan have been undertaken. However, consideration to the general intent of the DCP will be considered during the detailed design phase of the project and during the preparation of the EIS.

5. SUMMARY OF ENVIRONMENTAL IMPACTS

5.1. INTRODUCTION

This chapter provides a preliminary overview of the potential areas of environmental impact that the Project may have. These include:

- Hazards and risk;
- Groundwater and surface water
- Traffic;
- Air quality;
- Noise;
- Resource implications;
- Cumulative impacts; and
- Stakeholder consultation.

5.2. HAZARDS AND RISK

Background

The proposed development is the site of an existing timber processing facility, and involves works to increase productivity, efficiency and meet rising consumer demand for the products manufactured at the facility. This process involves the use of formaldehyde as part of the timber processing carried out on site.

The Project meets the definition of a 'potentially hazardous development' as defined by Part 1 Clause 3 of *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development*. A potentially hazardous development is defined as follows:

potentially hazardous industry means a development for the purposes of any industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would pose a significant risk in relation to the locality:

- (a) to human health, life or property, or
- (b) to the biophysical environment,

and includes a hazardous industry and a hazardous storage establishment.

Under SEPP 33, a 'potentially hazardous industry' is required to prepare a preliminary hazard analysis (PHA) to determine the risk to people, property and environment at the subject site and the presence of controls.

Preliminary Assessment

The risks associated with the Project primarily relate to the production, storage and handling of formaldehyde.

A Hazard and Risk assessment will be required for the Project. This assessment will be carried out in accordance with the State Environmental Planning Policy No. 33 — Hazardous and Offensive Development (SEPP 33), as described in the guideline document entitled *Applying SEPP 33*. SEPP 33 specifies that a preliminary hazard analysis (PHA) must be prepared for development applications for 'potentially hazardous industry'.

To determine whether a PHA is required a Preliminary Hazard Screening Assessment (PHS) would be completed. The aim of the hazard and risk screening is to:

- Determine whether the on-site hazards and risks from the use and processing of potentially hazardous material may have the potential to cause off-site risks; and
- Determine whether a Preliminary Hazard Analysis (PHA) is required for the Project.

Both the PHS and PHA will be undertaken in line with the Departments SEPP 33 Guidelines, and the Hazardous Industry Advisory Paper (HIPAP) No 4, Risk Criteria for Land Use Planning and their HIPAP No 6, Guidelines for Hazard Analysis.

The PHA will demonstrate that the level of risk conforms to the criteria established in Hazardous Industry and Planning Paper No. 4 and will provide the consent authority with sufficient information to form a judgement about the level of risk involved in the Project.

5.3. GROUNDWATER AND SURFACE WATER

Background

The site has a stormwater management plan in place. This provides for a number of channels, drainage lines and filtering processes to ensure that stormwater or fire water leaving the site is treated prior to release. This is currently at a sufficient level for the current development on site. The existing EPA license controls the quality of the water as it is discharged and this is continuously monitored. An approach for containing fire water is also included in the overall site management plan.

No impacts on groundwater are currently occurring as a result of the activity on site.

Preliminary Assessment

A revised stormwater management plan and filtering process will be required due to the increase in site capacity, roof areas and hard stand areas. This will also need to include a section detailing how the potential increase in fire water will be managed. This will be detailed within the EIS in order to ensure potential impacts are minimised.

As with the current operations on the site, no impacts on the groundwater on the site are anticipated to occur, however, this will be considered in further detail during the preparation of the EIS.

5.4. TRAFFIC AND TRANSPORT

Background

The Project is located fronting Lowes Mount Road. Lowes Mount Road is not an RTA classified road. This existing road network is currently utilised by B-doubles and other heavy vehicles accessing the site.

Preliminary Assessment

The EIS prepared for the Project would assess the potential impacts of traffic on the local and regional road network. There is the potential for increased traffic volumes as a result of the proposed development on site, as well as an increase during the construction phase of the project, as materials are brought to site and an increase in employee movements would occur.

5.5. AIR QUALITY AND ODOUR

Background

The Project is currently used as a manufacturing and warehouse facility, and other industrial land uses are located to the south and west of the subject site. Ongoing air quality monitoring is undertaken by the proponent, and these levels are clearly set as part of the existing EPA licence for the site. These are routinely monitored.

The closest residential receiver is approximately 600m to the south of the Project site boundary, whilst a caravan park is located approximately 300m to the south. Both the nearest residence and the caravan park are separated from the site by un-associated industrial activities.

Preliminary Assessment

Due to the increase in production capacity and output there is the potential for an increase in air pollutants from the Project. However, this will be significantly offset by moving to more modern plant and equipment, which have significantly less impact than that currently on site. In addition, the Project will include a number of measures to capture dust and particles during processing, which will be recaptured and reprocessed where possible.

A full report detailing impacts on existing air quality and the impacts of the Project on the surrounding area will be prepared to accompany the EIS.

5.6. NOISE

Background

The Project is currently used as a manufacturing and warehouse facility, and other industrial land uses are located to the south and west of the subject site. Ongoing noise monitoring is undertaken by the proponent, and noise levels are clearly set as part of the existing EPA licence for the site.

The closest residential receiver is approximately 600m to the south of the Project site boundary, whilst a caravan park is located approximately 300m to the south. Both the nearest residence and the caravan park are separated from the site by un-associated industrial activities.

Preliminary Assessment

The site already creates noise due to the existing industrial operations on site. However, additional, short term noise impacts could be created during the construction of the proposed works. However, this could be mitigated through limiting construction hours in the Conditions of Consent.

During the operation of the site, existing noise monitoring equipment will continue to be used, and all noise levels and sensitive receptor monitoring will continue to be undertaken in accordance with the relevant EPA licence.

Detailed acoustic information for the new plant and production line will be prepared to accompany the EIS for the project.

5.7. OTHER ENVIRONMENTAL ISSUES

5.7.1. SOILS AND CONTAMINATION

Background

The site has a long industrial history, with numerous operations occurring on the site and on surrounding areas. The site will continue to be used as an industrial site. Large areas of the site are sealed, and this is to be continued under the Project.

Part of Lot 1 DP1076346 was subject to a Declaration of Significantly Contaminated Land (EPA Declaration Number 20091105). The former owner of the land has undertaken significant rectification work and as of 27 March 2013 the land is no longer subject to such a declaration (EPA Notice Number 20134410). This land has since been incorporated into the wider overall site and forms part of Lot 26.

Preliminary Assessment

A Contaminated Soil Assessment is currently being undertaken on Lot 2902 due to past agricultural land uses on the site. The findings of this report will inform whether any additional studies on this portion

There are no other orders or declarations issued by the EPA for the subject site. The land is not affected by Acid Sulphate Soils, nor is it subject to landslip.

5.7.2. ECOLOGY

Background

All land to be used is zoned for industrial purposes and the majority of the site has an extensive industrial heritage, which has resulted in significant clearing over the land.

Preliminary Assessment

There is very little potential for significant areas of native vegetation or endangered species, either flora or fauna, on the subject site due to extensive site clearing. However, an ecological assessment will be carried out as part of the EIS to ensure that no impacts on the ecology of the area will occur as a result of the Project.

5.7.3. SOCIO-ECONOMIC IMPACTS

Background

The site has played an integral role in sustaining a strong local economy, with the current plant employing 200 full time employees. This has a beneficial flow-on effect on the town of Oberon itself, increasing demand for retail employment and associated services. The Project will increase the role the plant plays as a major employment generator in the town, providing an additional 70 full time roles, and approximately 150 construction jobs.

Preliminary Assessment

It is considered that due to the employment generated by the Project, and the relatively small population of Oberon, the Project has substantial socio-economic benefit. Borgs is an Australian owned company that provides approximately 1100 FTE jobs Australia wide.

Given the overwhelming positive socio-economic impact from the Project, no additional reports are considered necessary at this point in time. However, socio-economic factors will be considered within the EIS.

5.7.4.HERITAGE

Background

The Project is located on the northern extent of the town of Oberon, the administrative centre of the Oberon Local Government Area. The site has an extensive history of industrial and agricultural land uses and has been extensively disturbed since settlement of the region.

Preliminary Assessment

No heritage items are located within close proximity to the Project, with the closest being the Oberon Station Precinct, which is approximately 500m from the site. No impact on this heritage item (a State listed item) is anticipated to occur as a result of the proposed development.

Extensive disturbance has occurred to soil on the site, both during industrial operations and during earlier farming operations on the site. As such, the likelihood of any aboriginal artefacts being located on site is low.

No Heritage Report is considered to be required. However, heritage will be considered within the EIS itself.

5.7.5.VISUAL AMENITY

Background

The current site has been a part of the visual catchment of Oberon for a number of years, and forms part of a wider industrial precinct, with a number of large factory buildings being located in close proximity to the Project. The Project will involve replicating or retaining the existing buildings on site where possible. Any new buildings will be designed and constructed to blend in to the existing plant where possible.

The nearest residential receptor (that is, the closest dwelling), is located over 600m away from the Project site boundary, and is separated from the Project by a number of other industrial operations. A caravan park is located approximately 300m from the Project, but as with residential dwellings this is separated from the Project by un-associated industrial development.

Preliminary Assessment

The Project will be accompanied by a Visual Impact Assessment including a photomontage showing the development from a number of different viewpoints within the town. This will enable the full assessment of the proposal.

5.7.6.WASTE MANAGEMENT

Background

The current site has a functioning waste management system operating, and product waste is captured on site and re-used where appropriate. Investigations are currently being undertaken to provide a co-generation power plant, which is to replace an existing gas powered boiler. This would ensure that wood waste, rather than gas, is used to fire the boiler on site, significantly reducing the demand on services in the area. This is part of an integrated waste management program designed to reduce off-site disposal of waste. All other waste is dealt with by a nominated contractor.

Preliminary Assessment

The Project seeks to continue with the current on-site waste management regime, and will re-use all products with defects or that don't meet the minimum standards, as well as off cuts from other plant operations. Current operations place a focus on on-site recycling and re-use of product waste. No significant increase in waste requiring off-site disposal is anticipated to be generated by the Project.

5.8. CUMULATIVE IMPACTS

Background

The Project has been in operation, in one form for another, for a number of years on the site. This application involves additional production capacity, additional warehousing, upgrades and the rationalising of movement across the site. However, the Project could result in cumulative impacts either alone (through interactions between impacts resulting from this Project) or in combination with other proposals and projects within Oberon. Although cumulative impacts can be either positive or negative, only potential negative cumulative impacts will be considered in the preparation of the EIS.

Consideration of these cumulative impacts can only be carried out once the identified environmental assessments are carried out.

Preliminary Assessment

As detailed above, it is not able to be determined at this stage whether any cumulative impacts will occur as a result of the Project. However, a cumulative impact assessment (CIA) will be prepared. This will assess whether any of the impacts caused by the Project, and the Project alone, will significantly impact upon the same receptor. As part of this proposal, investigations will be undertaken to ensure that no other similar projects are within the planning approval process.

5.9. STAKEHOLDER CONSULTATION

As part of the EIS process, consultation with key stakeholders as well as relevant government and non-government agencies would be undertaken. Consultation with Council, the Department and other key agencies would be undertaken during the preparation of the EIS. Community consultation would be conducted during the exhibition stage of the EIS. The consultation would include engagement with the local community, community representatives, land owners adjoining the project site as well as the local media.

Government stakeholders that would be consulted include:

- NSW Department of Planning & Infrastructure;
- NSW Office of Environment & Heritage;
- NSW Department of Trade and Investment, Regional Infrastructure and Services;
- NSW Office of Water;
- Oberon Council;
- NSW Roads and Maritime Services; and
- Environmental Protection Authority.

It is likely that further relevant agencies and stakeholders would be identified during the preparation of the EIS and consultation would be undertaken accordingly.

6. CONCLUSIONS

Borg Panels is seeking approval for State Significant Development under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) for the construction and operation of a timber processing facility on Lowes Mount Road, Oberon in the Oberon Local Government Area.

The purpose of this document is to provide information for the preparation of the Secretary's Environmental Assessment Requirements to inform the content of an Environmental Impact Statement for the Project.

The key environmental issues that may arise from this Project are as follows:

- Hazards and risk;
- Groundwater and Surface water;
- Traffic impact;
- Air quality; and
- Noise.

A number of other issues have been considered and it has been determined that it is unlikely that the Project will result in any significant environmental impacts. These non significant environmental issues include:

- Soils and contamination;
- Flora and Fauna;
- Socio-economic issues;
- Heritage;
- Visual;
- Waste management; and
- Health risk.

These risks will be fully identified and assessed as part of the EIS process. Where necessary mitigation measures will be identified and impacts will be either avoided or reduced. Where residual impacts remain these will be taken forward into a cumulative impact assessment.

The local community, as well as a number of government and non-government organisations will also be consulted as part of the EA process. Upon receipt of the SEARs, Borg will prepare an EIS and submit the assessment to the Department as part of the development application process.